

Beaver Brook Farm Committee (BBFC)
Minutes
June 28, 2016

Present for the meeting were Ellis Neofotistos (chairman), Warren Shaw, May Paquette, David Paquin, Debbie Ahern DeWitt.

Absent: Don Plummer, Andy Graham

Also present: Donna and Peter Richardson (tenants) and Elizabeth Ware, CDD (acting recording secretary)

The meeting was opened by Chairman Neofotistos at 6pm.

There was discussion on the old truck in the squash barn and it being a 1934 model.

W. Shaw asked about the placement of a stone at the triangle of Mammoth and Nashua Roads, with P. Richardson noting that the farm was bought in 1851, using funds gained from the Gold Rush. There was also questioning of date when the hayfield was converted from vegetables to hay.

P. Richardson stated that he had gotten the letters relative to insurance and tenancy. D. Richardson stated that they always had insurance- renters and farm insurance- and always felt that they were covered. With one more cutting of hay on the property, they need to know the town's insurance requirements. E. Ware stated that she was meeting with the town's insurance company and would be gaining more information on required insurance coverages. It was noted that Beaver Brook Farm was not covered under the town's policy until May 2016, almost a year after the town acquired it.

W. Shaw indicated that after town meeting vote to acquire the property, the town assumed a number of responsibilities. There was discussion of the landscape company (Billy?) presently working out of the dairy complex, with Peter Richardson noting that he let him use the property. P. Richardson stated that their clean out was on hold until further discussions and clarification was made with the BBFC.

The location and ownership of the water tank was discussed. The wooden water tank is located at the site and is presently in pieces, with P. Richardson unsure if all the pieces are there. E. Ware stated that there is some interest in replicating the tank and re-installing the tower and a replicated tank on site and used for telecommunications purposes.

P. Richardson stated that there were a number of maintenance priorities at the farm. As a tenant of his father's, he was not allowed to make improvements to the house. He and Donna felt that gutters and downspouts were a top priority, as were other items. He stated that the tree (Chestnut) near the front of the squash barn needed to be looked at as there were three merged trunks and he was concerned that a limb would fall on the barn.

Discussion returned to insurance policies. D. DeWitt stated that the town needed copies of the Richardson's insurance as they had no paper trail of their policies. The BBFC followed with a series of "what if" scenarios, such as "what if Peter is run over by his own tractor?" There was discussion on the town's liability insurance, who benefited from the hay cutting, etc.

D. Richardson stated that she had some concerns relative to the conditions and tenor of the letters sent. Members of the BBFC stated that they needed to oversee this town property and that they were advised by legal counsel that the letters had to be written to protect the town's interests.

D. DeWitt stated that the Richardsons' would be doing the BBFC a great service by staying on until April, 2017, but the town needed to protect itself in terms of insurance liability, which is why the two letters were sent to the Richardsons' on their insurance and tenancy. The BBFC reviewed the list of conditions in the tenancy letter with the Richardsons' and made the following determinations:

#1- Presently the consideration of the extension is acceptable to all parties;

#2- the landscaping company needed to vacate the premises by the end of September and, in the meantime, make themselves known to the town manager;

#3- Peter Richardson would meet with Harvey Gagnon and David Paquin to determine what farm elements should remain on the farm and what should go into the dumpster. The BBFC stated that they had talked about a museum component of the farm and that they felt that the farm should have some of the farming elements remain, should the Richardsons' be willing to donate pieces to the Historical Society for keeping on the farm. There was discussion of what was owned by the Richardsons' and what was acquired by the town, with D. Richardson stating that there are items that should remain with the farm. P. Richardson stated that he believes that everything within a building is his and he will determine what stays or goes. E. Ware stated that generally in a real estate transaction, what is attached is part of the real estate, such as light fixtures, unless they are excluded from the sale. It was determined that P. Richardson would work with H. Gagnon and D. Paquin on this task;



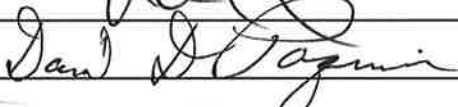
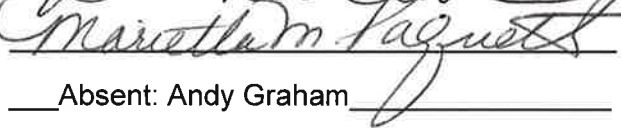
#4- There was confusion about the water tank, its storage location and its ownership. P. Richardson stated that it was his and it was in pieces in the barn. The BBFC could look at it;

#5- The truck that the BBFC is interested in buying is a 1934 model, not a later model. The tires presently on the truck are 1941 however P. Richardson will put on the right tires. The cost of acquisition is \$6k

E. Ware stated that she was meeting with the Town Clerk's office and the town's insurance agent next week and that she would be able to advise the BBFC after that discussion. Members of the BBFC stated that they would recommend the extension of the Richardson's tenancy on the property with just tenancy of the main house and in-ground silo. In the meantime, David and Harvey will work with Peter on the possible items that could be donated to the Historical Society. W. Shaw encouraged the Richardsons' to attend other meetings to keep the line of communications open.

MOTION: At 7:30pm. M. Paquette made a motion to adjourn the meeting. D. DeWitt provided a second and all voted in favor of the motion.

Beaver Brook Farm Committee

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 _____	Absent: Don Plummer _____
Absent: Andy Graham _____	